

LAKE COUNTY ZONING BOARD

February 1, 2006

AGENDA

The Lake County Zoning Board will hold a public hearing at **9:00 a.m., on Wednesday, February 1, 2006**, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning, conditional use permits, and mining site plans.

The recommendations of the Zoning Board will be transmitted to the Board of County Commissioners for their Public Hearing to be held at 9:00 a.m., or soon thereafter, on Tuesday, **February 28, 2006**, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

BOARD OF COUNTY COMMISSIONERS MEMBERS:

Ms. Jennifer Hill	District 1
Mr. Robert A. Pool	District 2
Ms. Debbie Stivender	District 3
Ms. Catherine Hanson, Chairman	District 4
Mr. Welton G. Cadwell, Vice Chairman	District 5

ZONING BOARD MEMBERS

Mr. Timothy Morris, Vice-Chairman	District 1
Mr. Scott Blankenship	District 2
Mr. James Gardner, Secretary	District 3
Mr. Robert Herndon	District 4
Mr. Paul Bryan, Chairman	District 5
Mr. Donald Miller, Member-at-Large	
Mr. Larry Metz, School Board Representative	

COUNTY REPRESENTATIVES

Ms. Cindy Hall, County Manager
Mr. Sanford A. Minkoff, County Attorney

GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Ms. Carol Stricklin, AICP, Director, Department of Growth Management
Ms. Amye King, AICP, Deputy Director, Department of Growth Management
Ms. Terrie Diesbourg, Interim Administrative Manager, Planning & Development Services
Mr. John Kruse, Senior Planner, Planning & Development Services
Mr. Rick Hartenstein, Senior Planner, Planning & Development Services
Ms. Jennifer Dubois, Senior Planner, Planning & Development Services
Ms. Stacy Allen, Senior Planner, Planning & Development Services
Ms. Mary Harris, Public Hearing Coordinator, Planning & Development Services Division
Ms. Sherie Ross, Public Hearing Coordinator, Planning & Development Services Division

LAKE COUNTY ZONING BOARD
February 1, 2006
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
February 28, 2006

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.	TRACKING NO
CUP#05/11/1-4	Mark & Kathleen Draper Craig & Associates	1	#114-05-CUP
PH#14-06-3	Thomas & Ethel McEaddy Steven J. Richey, P.A.	2	#15-06-Z
PH#19-06-2	Charles E. Frommeyer	3	#16-06-Z
PH#20-06-2	Cole Whitaker Greg Beliveau / Steven J. Richey	4	#17-06-PUD
PH#23-06-2	Larry & Ann Linder Cecelia Bonifay, Esq., Akerman Senterfitt	5	#18-06-PUD
PH#17-06-1	Robert LeFrancois Fred Hamilton	6	#19-06-Z
PH#8-06-4	Roger & Barbara Howard Roberto Boselli	7	#6-06-PUD
PH#27-06-3	Ron & Debra Chapman, Trust Bruce Duncan	8	#20-06-Z
PH#28-06-5	Louis Meucci / Mark & Susan Daigneau Greg Beliveau, AICP, LPG Urban & Regional Planners	9	#21-06-PUD
PH#26-06-5	James & Louise Sims, Trustees Mark Maciel	10	#22-06-Z
MSP#05/11/1-2	Rinker Materials Corp. Steven J. Richey, P.A.	11	#112-05-MSP/AMD
PH#29-06-2	School Board of Lake County Greg Beliveau, AICP, LPG Urban & Regional Planners	12	#23-06-CFD
PH#16-06-3	Jim Lyden & Don Nicholson Craig Kosuta & Associates	13	#24-06-PUD/AMD
PH#24-06-3	Jim Lyden & Don Nicholson Craig Kosuta & Associates	14	#26-06-Z
PH#25-06-3	Jim Lyden & Don Nicholson Craig Kosuta & Associates	15	#27-06-Z

PH#10-06-3	St Johns River Water Mgmt District Gene Caputo	16	#7-06-CFD
PH#87F-05-3	The Plantation at Leesburg Miranda F. Fitzgerald, Esq.	17	#128-05-PUD/DRI/AMD
PH#15-06-5	Peter Fleck, Fleck Holdings 3 LLC Mark Maciel	18	#28-06-Z
PH#22-06-5	Robert & Mary Granger	19	#29-06-Z
PH#18-06-3	Geoffrey & Vickie Ball	20	#30-06-CP
PH#21-06-1	Dr. Donald J. Fornance Manhar K. Jadav, P.E.	21	#31-06-PUD

TRACKING NO.: #114-05-CUP

CASE NO: CUP#05/11/1-4

AGENDA NO: #1

OWNER: Mark & Kathleen Draper

GENERAL LOCATION: Eustis area – Property located N of SR 44 and E of Estes Road, N of Lake Lincoln Lane (a non-county maintained road) (5-19-27)

APPLICANT'S REQUEST: A request for a Conditional Use Permit in A (Agriculture) to allow the placement of a 190 ft monopole tower on a 60' x 60' lease parcel. (5 +/- acres)

SIZE OF PARCEL: 5 +/- acres

FUTURE LAND USE: Suburban

TRACKING NO.: #15-06-Z

CASE NO: PH#14-06-3

AGENDA NO: #2

OWNER: Thomas & Ethel McEaddy

APPLICANT: Steven J. Richey, P.A.

GENERAL LOCATION: Yalaha area – Property lying N of CR 48, S of Lakeshore Drive and W of Bloomfield Avenue. (16-20-25)

APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to AR (Agriculture Residential) for creation of two (2) residential lots.

SIZE OF PARCEL: 5.17 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: ##16-06-Z

CASE NO: PH#19-06-2

AGENDA NO: # 3

OWNER: Charles E. Frommeyer

GENERAL LOCATION: Minneola area – Property lying SE'ly of the Jim Hunt Road and Turkey Farm Road and N of SR 50. (16-22-26)

APPLICANT'S REQUEST: A request to rezone from AR (Agriculture Residential) to R-1 (Rural Residential).

SIZE OF PARCEL: 2.40 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #17-06-PUD

CASE NO: PH#20-06-2

AGENDA NO: #4

OWNER: Cole Whitaker

REPRESENTATIVE: Steven J. Richey, P.A.

APPLICANT(S): Greg Beliveau, AICP, LPG Urban & Regional Planners

GENERAL LOCATION: Groveland area – Property lying W'ly of the intersections of SR 19 and S. O'Brien Road. (28-21-25)

APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to PUD (Planned Unit Development) to allow for a mixed residential development consisting of single-family and multi-family units.

SIZE OF PARCEL: 79.9 +/- acres

FUTURE LAND USE: Urban / Rural

TRACKING NO.: #18-06-PUD

CASE NO: PH#23-06-2

AGENDA NO: #5

OWNERS: Larry & Ann Linder

APPLICANT: Cecelia Bonifay, Esq., Akerman Senterfitt

GENERAL LOCATION: Clermont area – Property lying W'ly of CR 561 and S of SR 50 and E'ly of CR 565A. (27-22-25 / 34-22-25 / 35-22-25)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from A (Agriculture) and R-1 (Rural Residential) to PUD (Planned Unit Development) for construction of a single-family residential development.

SIZE OF PARCEL: 446.7 +/- acres

FUTURE LAND USE: GSACSC – Transitional and Rural Conservation

TRACKING NO.: #19-06-Z

CASE NO: PH#17-06-1

AGENDA NO: #6

OWNER: Robert LeFrancois

APPLICANT: Fred Hamilton

GENERAL LOCATION: Fruitland Park area – Property lying at the SE cor of the intersections of Lake Ella Rd and Rolling Acres Rd. (32-18-24)

APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to R-4 (Medium Suburban Residential) for construction of a single-family residential development.

SIZE OF PARCEL: 73.05 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #6-06-PUD

CASE NO: PH#8-06-4

AGENDA NO: 7

OWNERS: Robert & Barbara Howard

APPLICANT: Roberto Boselli

GENERAL LOCATION: Lady Lake area – Property lying E of Gray's Airport Road and S of Lake Griffin Road. (14-18-24)

APPLICANT'S REQUEST: A request for rezoning from R-1 (Rural Residential) PUD (Planned Unit Development) for construction of a residential development.

SIZE OF PARCEL: 10.00 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #20-06-Z

CASE NO: PH#27-06-3

AGENDA NO: #8

OWNERS: Ron & Debra Chapman, Trust

APPLICANT: Bruce Duncan, PA

GENERAL LOCATION: Tavares / Mt Dora area – Property lying N of CR 452 and to the E of Sunset Drive.
(35-19-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from R-1 (Rural Residential) to R-4 (Medium Suburban Residential) for construction of townhouse/residential units.

SIZE OF PARCEL: 4.6 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #21-06-PUD

CASE NO: PH#28-06-5

AGENDA NO: #9

OWNERS: Louis Meucci / Mark & Susan Daigneau

REPRESENTATIVE: Greg Beliveau, AICP, LPG Urban & Regional Planners

GENERAL LOCATION: Lady Lake area – Property lying S of CR 466 and W of Rolling Acres Rd. (19-18-24)

APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to PUD (Planned Unit Development) for construction of an age-restricted (55 +) residential development.

SIZE OF PARCEL: 106.58 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #22-06-Z

CASE NO: PH#26-06-5

AGENDA NO: #10

OWNER: James & Louise Sims, Trustees

APPLICANT: Mark Maciel

GENERAL LOCATION: Haines Creek area – Property lying W of Shangri-La Mobile Home Park on the W side of Forest Lake Road and S of Holland Drive. (1-19-25)

APPLICANT'S REQUEST: A request to rezone from AR (Agriculture Residential) and R-6 (Urban Residential) to R-3 (Medium Estate Residential) to allow for construction of single-family residential development.

SIZE OF PARCEL: 38 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #112-05-MSP/AMD

CASE NO: MSP#05/11/1-2

AGENDA NO: #11

OWNER: Rinker Materials Corp

APPLICANT: Steven J. Richey, P.A.

GENERAL LOCATION: Four Corners / Green Swamp area – Property located N of CR 474 and SW'ly of Green Swamp Road. ((13/25-24-25 / 18-24-26)

APPLICANT'S REQUEST: A request for an amendment to Mining Site Plan in A (Agriculture) (ORD#2002-50) to add the additional use of a Dura Rock plant to the sand mine operation.

SIZE OF PARCEL: 699 +/-acres

FUTURE LAND USE: GSACSC – Core Conservation

TRACKING NO.: #23-06-CFD

CASE NO: PH#29-06-2

AGENDA NO: #12

OWNER: School Board of Lake County

APPLICANT: Greg Beliveau, AICP, LPG Urban & Regional Planners

GENERAL LOCATION: Clermont area – From the intersection of SR 50 and Hancock Road, S along Hancock Rd to intersect Hook Street, W along Hook Street to property lying S of Hook Street and W of Excalibur Road and N of Steve's Rd. (28-22-26)

APPLICANT'S REQUEST: A request to rezone from R-6 (Urban Residential) to CFD (Community Facility District) for construction of a public school.

SIZE OF PARCEL: 37.5 +/- acres

FUTURE LAND USE: Urban

TRACKING NO.: #24-06-PUD/AMD

CASE NO: PH#16-06-3

AGENDA NO: #13

OWNERS: Jim Lyden & Don Nicholson

APPLICANT: Craig Kosuta & Associates

GENERAL LOCATION: Leesburg area – From the intersection of US 27 and CR 48, proceed approximately 3-1.2 miles south on US 27 to the property located on the west side of the road. (1-21-24 / 6-21-25)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for an amendment to PUD Ordinance #2004-78 (Golden Fleece) to increase the residential and commercial uses and decrease office uses.

SIZE OF PARCEL: 174.42 +/- acres

FUTURE LAND USE DESIGNATION: Urban Expansion

TRACKING NO.: #26-06-Z

CASE NO: PH#24-06-3

AGENDA NO: #14

OWNER(S): Jim Lyden & Don Nicholson

REPRESENTATIVE: **Craig Kosuta & Associates**

GENERAL LOCATION: Howey-in-the-Hills area – Property lying E'ly of US 27/SR 25, just N of Bridges Road and approximately 3/4 miles E of the Turnpike. (1-21-24 / 6-21-25)

APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to C-2 (Community Commercial) to allow for those uses within the C-2 zoning district.

SIZE OF PARCEL: 10.5 +/- acres

FUTURE LAND USE: Suburban

TRACKING NO.: #27-06-Z

CASE NO: PH#25-06-3

AGENDA NO: #15

OWNER: Jim Lyden & Don Nicholson

GENERAL LOCATION: Howey-in-the-Hills area: Property lying SE'ly of the intersection of US 27/SR 25 and Dewey Robbins Rd. (1-21-24)

APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to C-2 (Community Commercial) to allow for those use permitted in the C-2 zoning district.

SIZE OF PARCEL: 29.91 +/- acres

FUTURE LAND USE: Rural / Employment Center

TRACKING NO.: #7-06-CFD

CASE NO: PH#10-06-3

AGENDA NO: #16

OWNER: St Johns River Water Management District

APPLICANT: Gene Caputo

GENERAL LOCATION: Lake Jem area – Property lying at the NW corner of the intersections of CR 448A and Keen Ranch Road. (25-20-26)

APPLICANT'S REQUEST: A request for rezoning from A (Agriculture) to CFD (Community Facility District) to bring the property into compliance for the continued use and operation of the District's restoration of Lake Apopka.

SIZE OF PARCEL: 42 +/- acres

FUTURE LAND USE: Rural

TRACKING NO.: #128-05-PUD/DRI/AMD

CASE NO: PH#87F-05-3

AGENDA NO: #17

OWNER: The Plantation at Leesburg

APPLICANT: Miranda F. Fitzgerald, Esq.

GENERAL LOCATION: Leesburg area - Property lying N of Florida's Turnpike, W of US 27 and E of SR 33. (Secs. 23/25/26/27/35/36 Twp. 20S Rge. 24E)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for a non-substantial amendment to PUD/DRI Ordinance #2003-11 (DRI Development Order) and #2003-12 (Local Development Order) to reduce the residential density and commercial square footage.

SIZE OF PARCEL: 1,760 +/- acres

FUTURE LAND USE:

TRACKING NO.: #28-06-Z

CASE NO: PH#15-06-5

AGENDA NO: #18

OWNER: Peter Fleck, Fleck Holdings 3, LLC

REPRESENTATIVE: Mark Maciel

GENERAL LOCATION: Eustis area – Property lying N of Shangri-La-Mobile Home Park and N, W'ly and E'ly of Harbor Shores Road. (6-19-26)

APPLICANT'S REQUEST: A request to rezone from RMRP (Mobile Home Rental Park) to R-3 (Medium Residential) for residential development.

SIZE OF PARCEL: 26.6 +/-acres

FUTURE LAND USE: Urban Expansion and Urban

TRACKING NO.: #29-06-Z

CASE NO: PH#22-06-5

AGENDA NO: #19

OWNER: Robert & Mary Granger

GENERAL LOCATION: Lake Yale area - Property lying W'ly of the end of Sugarsand Road, S'ly and E'ly of Sandy Lane and S of CR 452. (31-18-26)

APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to R-2 (Estate Residential) for creation of a ten (10)-lot subdivision.

SIZE OF PARCEL: 6.4 +/- acres

FUTURE LAND USE: Urban Expansion and Suburban

TRACKING NO.: #30-06-CP

CASE NO: PH#18-06-3

AGENDA NO: #20

OWNER: Geoffrey & Vickie Ball

GENERAL LOCATION: Montverde area – Property lying W of CR 455 and SE'ly of the Woodlands Lutheran Camp. (14-22-26)

APPLICANT'S REQUEST: A request to rezone from R-1 (Rural Residential) to CP (Planned Commercial) to allow for commercial offices.

SIZE OF PARCEL: 1.8 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #31-06-PUD

CASE NO: PH#21-06-1

AGENDA NO: #21

OWNER: Dr. Donald J. Fornance

GENERAL LOCATION: Astor area – Property lying N of SR 40/Butler Street and W of James Street. (30-15-28)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from R-1 (Rural Residential) to PUD (Planned Unit Development) for a residential development.

SIZE OF PARCEL: 17 +/- acres

FUTURE LAND USE: Urban Expansion